141.0	0002	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	807,400 /	807,400
					USE VALUE:	807,400 /	807,400
					ASSESSED:	807,400 /	807,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIELY MARY C
Owner 2:	
Owner 3:	
Street 1:	100 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SONG JEFFREY J -
Owner 2:	KIELY MARY C -
Street 1:	100 MENOTOMY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,342 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1794 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4342.000	422,200		385,200	807,400
Total Card	0.100	422,200		385,200	807,400
Total Parcel	0.100	422,200		385,200	807,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.06 | /Parcel: 450.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 90476
GIS Ref:
GIS Ref:
Insp Date: 05/15/18

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	422,200	0	4,342.	385,200	807,400	807,400	Year End Roll	12/18/2019
2019	101	FV	319,800	0	4,342.	385,200	705,000	705,000	Year End Roll	1/3/2019
2018	101	FV	331,000	0	4,342.	341,200	672,200	672,200	Year End Roll	12/20/2017
2017	101	FV	331,000	0	4,342.	286,100	617,100	617,100	Year End Roll	1/3/2017
2016	101	FV	331,000	0	4,342.	286,100	617,100	617,100	Year End	1/4/2016
2015	101	FV	317,700	0	4,342.	247,600	565,300	565,300	Year End Roll	12/11/2014
2014	101	FV	317,700	0	4,342.	239,400	557,100	557,100	Year End Roll	12/16/2013
2013	101	FV	317,700	0	4,342.	227,800	545,500	545,500		12/13/2012

!10874!

PRINT

Date	Time
12/11/20	01:07:08

LAST REV

Date	Time
06/13/18	09:09:53
apro	
10874	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SONG JEFFREY J,	1478-40		8/28/2015	Estate/Div	1	No	No		
BANKER ADAM B	1267-108		4/30/2003		575,000	No	No		
FITZGERALD MARI	1230-191		12/1/2000		349,000	No	No		
	1053-35		1/1/1989		100	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2001	639	New Wind	10,000	C				31 NEW WINDOWS
1/19/2001	27	Redo Kit	65,000	C				REMODEL KITCHEN-RE

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Inspected	CC	Chris C
4/24/2018	MEAS&NOTICE	CC	Chris C
3/5/2009	Inspected	189	PATRIOT
2/2/2009	Measured	345	PATRIOT
8/9/2003	MLS	MM	Mary M
4/3/2001	MLS	MM	Mary M
12/10/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	90476
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4342		Sq. Ft.	Site		0	70.	1.27	8									385,183						385,200	

Total AC/HA: 0.09968 | Total SF/SM: 4342 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 385,183 | Spl Credit | Total: 385,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23528433
Const Adj.:	0.98000199
Adj $ / SQ:	151.323
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442563
Depreciation:	20358
Depreciated Total:	422205

COMMENTS

OF=TOILET ON FFL, SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

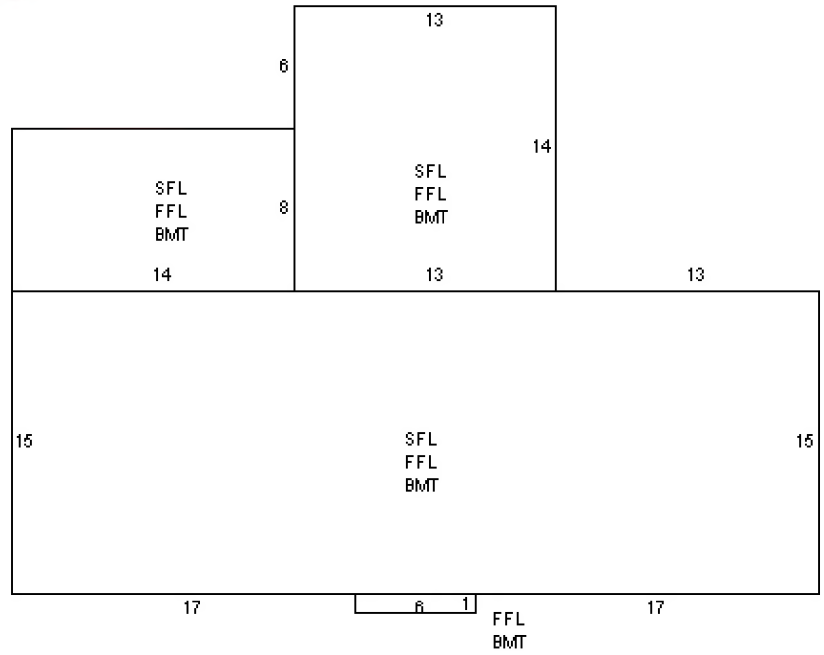
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.45
Special Features:	0	Val/Su Net:	156.72
Final Total:	422200	Val/Su SzAd	235.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	45.400	40,857
FFL	First Floor	900	151.320	136,190
SFL	Second Floor	894	151.320	135,282
	Net Sketched Area:	2,694	Total:	312,329
Size Ad	1794	Gross Are	2694	FinArea 1794

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc